142.0	0009	0007.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,500 /	792,500
					USE VALUE:	792,500 /	792,500
					ASSESSED:	792,500 /	792,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KACHANOV MARK	
Owner 2:		
Owner 3:		
Street 1:	47 IROQUOIS ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,093 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1939, having primarily Vinyl Exterior and 1716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6093.000	310,300		482,200	792,500
Total Card	0.140	310,300		482,200	792,500
Total Parcel	0.140	310,300		482,200	792,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.83 | /Parcel: 461.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0009-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,500	0	6,093.	482,200	792,700	792,700	Year End Roll	12/18/2019
2019	101	FV	249,400	0	6,093.	452,100	701,500	701,500	Year End Roll	1/3/2019
2018	101	FV	249,800	0	6,093.	373,700	623,500	623,500	Year End Roll	12/20/2017
2017	101	FV	249,800	0	6,093.	343,600	593,400	593,400	Year End Roll	1/3/2017
2016	101	FV	249,800	0	6,093.	313,500	563,300	563,300	Year End	1/4/2016
2015	101	FV	220,600	0	6,093.	307,400	528,000	528,000	Year End Roll	12/11/2014
2014	101	FV	220,600	0	6,093.	285,700	506,300	506,300	Year End Roll	12/16/2013
2013	101	FV	220,600	0	6,093.	271,900	492,500	492,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17393-379		9/1/1986		193,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2006	130	Re-Roof	16,700	C		G7	GR FY07	& VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 92312
GIS Ref:
GIS Ref:
Insp Date: 02/19/18

!11059!

PRINT

Date	Time
12/11/20	01:16:12

LAST REV

Date	Time
03/07/18	08:47:56

ekelly

PAT ACCT.: 11059

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	92312
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6093		Sq. Ft.	Site		0	80.	0.99	9									482,234						482,200	

Total AC/HA: 0.13988 | Total SF/SM: 6093 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 482,234 | Spl Credit | Total: 482,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26188803
Const Adj.:	0.98000199
Adj $ / SQ:	154.582
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421656
Depreciation:	111317
Depreciated Total:	310339

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

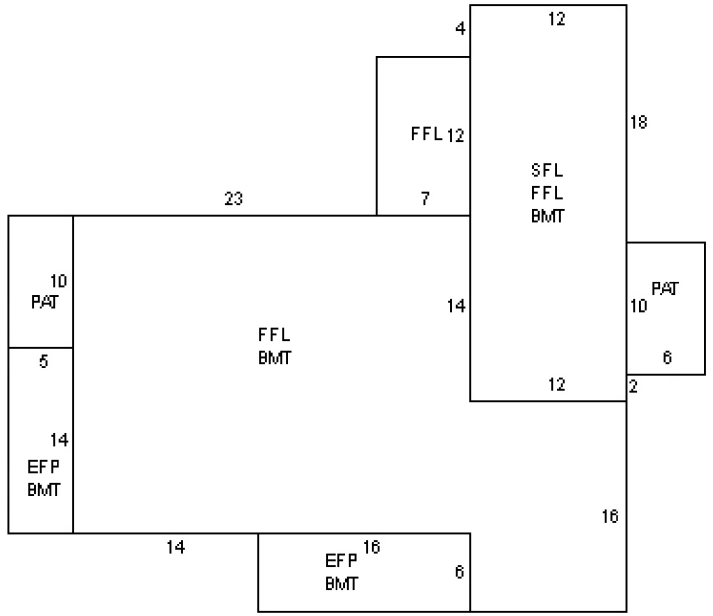
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.58
Special Features:	0	Val/Su Net:	90.47
Final Total:	310300	Val/Su SzAd	180.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,438	46.370	66,687
FFL	First Floor	1,356	154.580	209,613
SFL	Second Floor	360	154.580	55,649
EFP	Enclos Porch	166	42.750	7,097
PAT	Patio	110	5.550	610
	Net Sketched Area:	3,430	Total:	339,656
Size Ad	1716	Gross Are	3430	FinArea 1716

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0009-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	